055.0	0001	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	630,100	/	630,100
USE VALUE:	630,100	/	630,100
ASSESSED:	630,100	/	630,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		DUDLEY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FINOCHETTI JOHN
Owner 2:	
Owner 3:	
Street 1:	55R DUDLEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GROVE BANK -
Owner 2:	-
Street 1:	1330 BOYLSTON ST
Twn/City:	CHESTNUT HILL
St/Prov:	MA Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,150 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1850, having primarily Clapboard Exterior and 1420 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5150.000	228,000		402,100	630,100
Total Card	0.118	228,000		402,100	630,100
Total Parcel	0.118	228,000		402,100	630,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 443.73 | /Parcel: 443.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 36570

GIS Ref

GIS Ref

Insp Date 10/04/18

!4421!

PREVIOUS ASSESSMENT

Parcel ID 055.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	228,000	0	5,150.	402,200	630,200	630,200	Year End Roll	12/18/2019
2019	101	FV	186,100	0	5,150.	402,200	588,300	588,300	Year End Roll	1/3/2019
2018	101	FV	186,100	0	5,150.	270,000	456,100	456,100	Year End Roll	12/20/2017
2017	101	FV	186,100	0	5,150.	258,500	444,600	444,600	Year End Roll	1/3/2017
2016	101	FV	186,100	0	5,150.	235,500	421,600	421,600	Year End	1/4/2016
2015	101	FV	175,200	0	5,150.	189,600	364,800	364,800	Year End Roll	12/11/2014
2014	101	FV	175,200	0	5,150.	169,500	344,700	344,700	Year End Roll	12/16/2013
2013	101	FV	175,200	0	5,150.	160,900	336,100	336,100		12/13/2012

PRINT

Date	Time
12/10/20	19:26:44

LAST REV

Date	Time
01/30/20	18:58:05

jorourke

4421

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GROVE BANK,	22924-567	1	2/19/1993	Bank Sale	175,000	No	No		
FINOCHETTI JOHN	22457-566	1	10/2/1992	Bank Sale	152,000	No	No		
DUCAS MARY K/ T	18834-279		1/1/1988		311,950	No	No		G

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/30/2020	Mail Update	JO	Jenny O
10/4/2018	MEAS&NOTICE	PH	Patrick H
5/12/2009	Measured	197	PATRIOT
4/18/2000	Inspected	243	PATRIOT
1/13/2000	Mailer Sent		
1/6/2000	Measured	277	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	36570
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5150		Sq. Ft.	Site		0	70.	1.12	11									402,149						402,100	

Total AC/HA: 0.11823 | Total SF/SM: 5150 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 402,149 | Spl Credit | Total: 402,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1850	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	34.45	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	347766
Depreciation:	119806
Depreciated Total:	227961

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

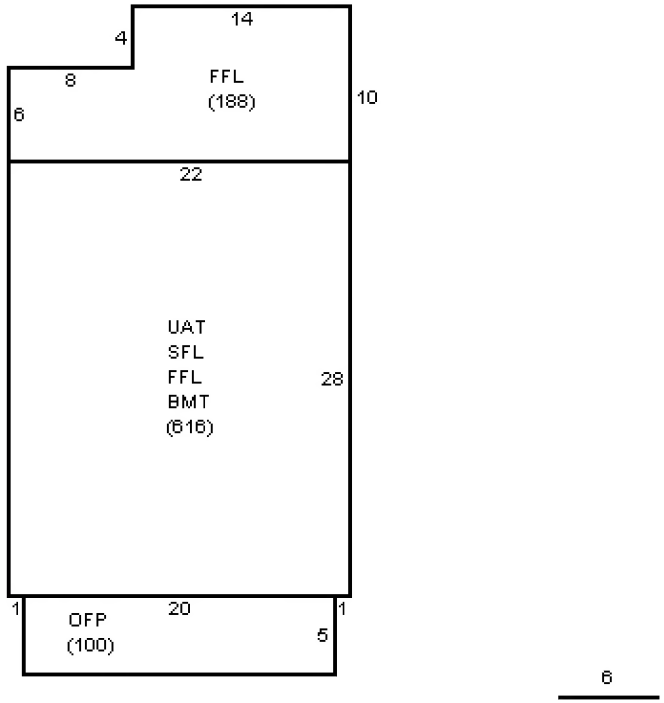
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	804	173.730	139,677
BMT	Basement	616	52.120	32,105
SFL	Second Floor	616	173.730	107,016
UAT	Upper Attic	154	69.490	10,702
OFP	Open Porch	100	32.670	3,267

Net Sketched Area:	2,290			Total:	292,767
Size Ad	1420	Gross Are	2752	FinArea	1420

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	173.73
Special Features:	0	Val/Su Net:	99.56
Final Total:	228000	Val/Su SzAd	160.56

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

055.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	